



CITY OF
PRINCE GEORGE

Current
Planning and
Development
Division

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July 2003

DEVSERV/Web Site/Building
Permits/Guides & Circulars

CIRCULAR

DEVELOPMENT SERVICES DEPARTMENT

MANUFACTURED HOME PLACEMENT Information Circular 15

Acceptable practice for site preparation, foundation and placement of manufactured homes on private property or manufactured home park spaces.

The top soil and all vegetation shall be excavated from the area below the manufactured home location. The excavated area shall be filled with gravel or other suitable compacted, inorganic material to a level above the surrounding finished grade. The fill shall be sloped from the centre to the outside to prevent water accumulation under the manufactured home. *See Figure 1.*

A suitable ground cover shall be placed over the entire area below the manufactured home. (6 mil poly or type S roofing; over minimum 2 in. dry sand or gravel) *See Figure 1.*

Where manufactured homes are designed to be supported along their longitudinal steel floor beam, such support shall be in accordance with the manufacturer's instructions and *Figure 2 or 3* of this policy. Note that *Figure 3* applies only to manufactured home parks. Where manufactured homes are designed to be supported by perimeter foundation walls, the foundation shall conform to the BC Building Code.

Manufactured homes must be tied down in a manner sufficient to maintain the structural integrity of the box between the main frame and the foundation. *See Figure 3.*

The space below the manufactured home shall be enclosed with acceptable skirting that will complement the appearance of the home complete with a 1.2 m wide access panel. Skirting is to be supported by a minimum 2" x 2" frame wall. *See Figure 4, back page.*

Ventilation shall be provided to the crawl space (1 square foot for each 500 square feet of floor area of the home, uniformly distributed).

Each manufactured home shall be provided with a cleanout on the sewer connection and an approved valve on the water service, both of which shall be in the crawl space.

The sewer pipe above ground is to be supported every 6' with ¾" perforated strapping.

The water service pipe shall be heat taped throughout its length down to 4' below grade level, and be supported every 4' by ½" perforated strapping hangers (not "wood block up").

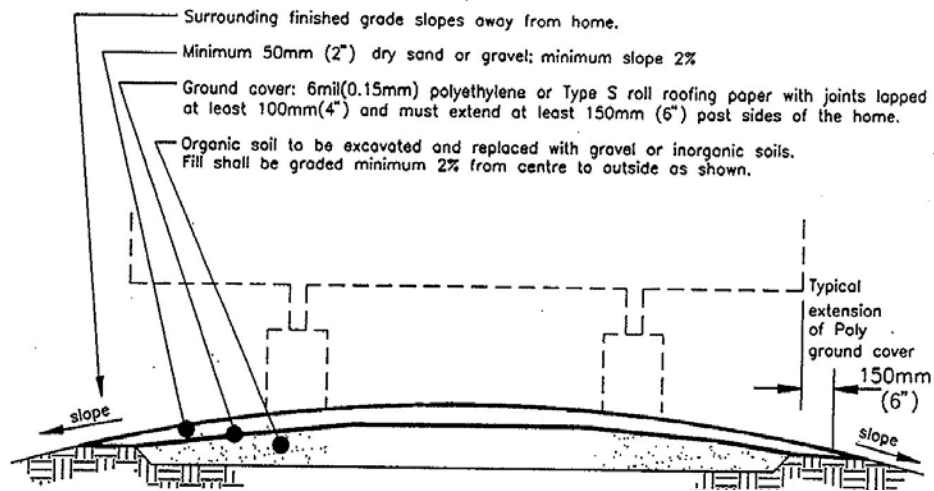


Figure 1

Site Preparation

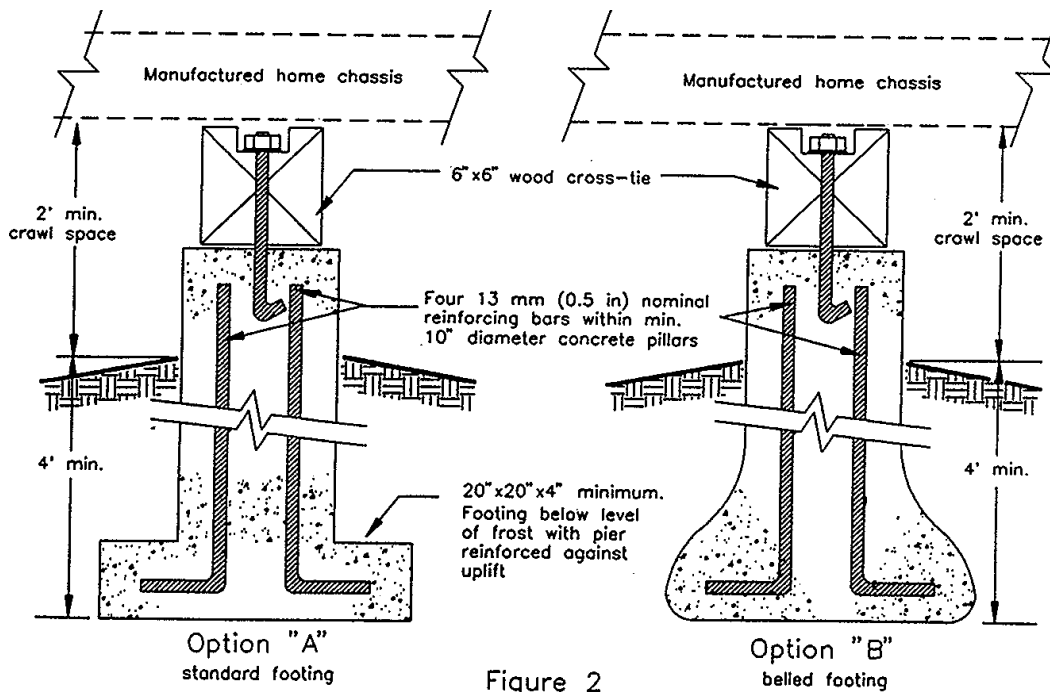
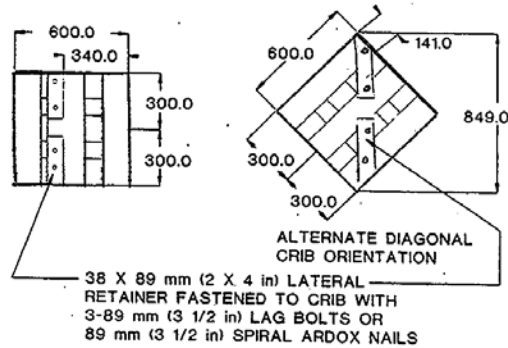
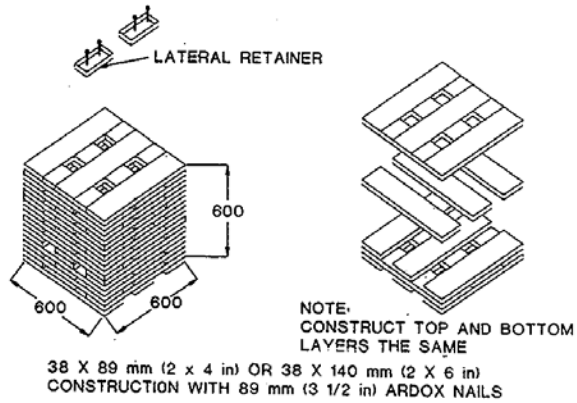


Figure 2

Below Grade Foundation For Private Lot



WOOD CRIB CONSTRUCTION

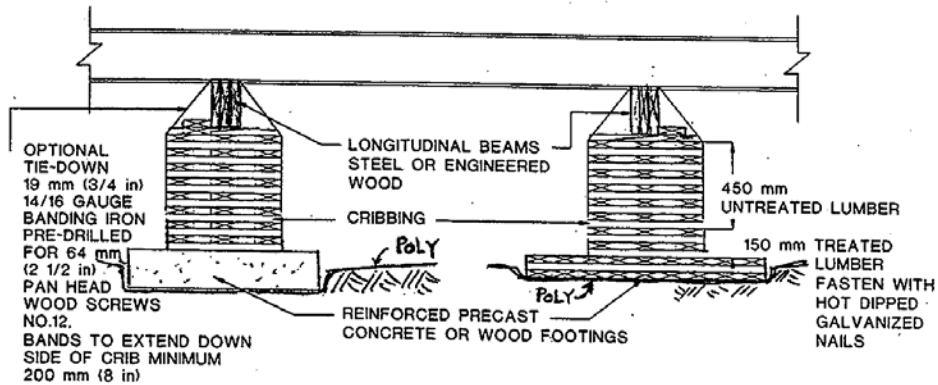
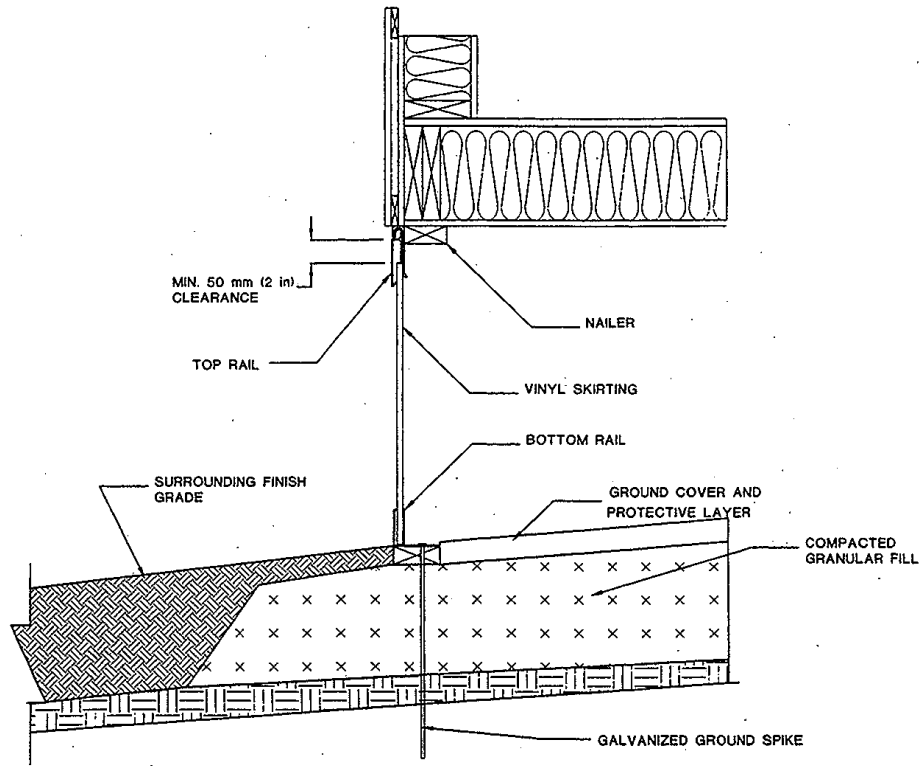


Figure 3

**Grade Level Foundation
For manufactured home park only**



Note: Provision for movement should be provided in soils susceptible to frost heave.

Figure 4

Skirting Detail